

069.0

0002

0014.0

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised:

Total Card / Total Parcel

839,000 / 839,000

839,000 / 839,000

839,000 / 839,000

PROPERTY LOCATION

IN PROCESS APPRAISAL SUMMARY

| | | | | | | | | | | |
|-----------|------------------------|-----------------------|--------------|-----------------|----------------|--------------------------------|------------|----------------|-------------------|-----------|
| No | Alt No | Direction/Street/City | Use Code | Land Size | Building Value | Yard Items | Land Value | Total Value | Legal Description | User Acct |
| 32 | | DRAPER AVE, ARLINGTON | 101 | 5280.000 | 434,100 | | 404,900 | 839,000 | | 43928 |
| OWNERSHIP | Unit #: | | | | | | | | | GIS Ref |
| Owner 1: | KINGSTON ROBERT E-ETAL | | | | | | | | | GIS Ref |
| Owner 2: | FEINBAUM RHONDA L | | | | | | | | | Insp Date |
| Owner 3: | | | | | | | | | | 10/23/18 |
| Street 1: | 32 DRAPER AVE | | Total Card | 0.121 | 434,100 | | 404,900 | 839,000 | Entered Lot Size | |
| Street 2: | | | Total Parcel | 0.121 | 434,100 | | 404,900 | 839,000 | Total Land: | |
| Twn/City: | ARLINGTON | | Source: | Market Adj Cost | | Total Value per SQ unit /Card: | 425.03 | /Parcel: 425.0 | Land Unit Type: | |
| St/Prov: | MA | Cntry: | Own Occ: | Y | | | | | | |
| Postal: | 02474 | | | | | | | | | |



Patriot
Properties Inc.

| | | |
|-----------|------------------------|--------|
| OWNERSHIP | Unit #: | |
| Owner 1: | KINGSTON ROBERT E-ETAL | |
| Owner 2: | FEINBAUM RHONDA L | |
| Owner 3: | | |
| Street 1: | 32 DRAPER AVE | |
| Street 2: | | |
| Twn/City: | ARLINGTON | |
| St/Prov: | MA | Cntry: |
| Postal: | 02474 | Type: |

| | |
|----------------|--|
| PREVIOUS OWNER | |
| Owner 1: | |
| Owner 2: | |
| Street 1: | |
| Twn/City: | |
| St/Prov: | |
| Postal: | |

| | | | | | | | | | | |
|---|-------------------|--------------|-----------|-----------|-----------|------------|---|-----|-------|-------|
| NARRATIVE DESCRIPTION | SALES INFORMATION | TAX DISTRICT | Parcel ID | PAT ACCT. | | | | | | |
| This parcel contains 5,280 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1926, having primarily Wood Shingle Exterior and 1974 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 8 Rooms, and 3 Bdrms. | Grantor | Legal Ref | Type | Date | Sale Code | Sale Price | V | Tst | Verif | Notes |

| | | | | |
|-------------------|------|------------|--------|----------|
| OTHER ASSESSMENTS | Code | Descrip/No | Amount | Com. Int |
| | | | | |

| | | | | | | | |
|------------------|------|-----------|-------------|---------|------|-------------|-------------|
| PROPERTY FACTORS | Item | Code | Description | % | Item | Code | Description |
| Z | R1 | SINGLE FA | 100 | water | | | |
| o | | | | Sewer | | | |
| n | | | | Electri | | | |
| Census: | | | | Exempt | | | |
| Flood Haz: | | | | | | | |
| D | | | | Topo | 2 | Above Stree | |
| s | | | | Street | | | |
| t | | | | Gas: | | | |

LAND SECTION (First 7 lines only)

| | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|-----|-------------|-----|-------------|---------|-----------|-----------|----|------|------|------|-------|-------|-------|--------|---|--------|---|--------|---|-----------|-----|---|------|---|------|-----------|-------|
| Use | Description | LUC | No of Units | Depth / | Unit Type | Land Type | LT | Base | Unit | Adj | Neigh | Neigh | Neigh | Infl 1 | % | Infl 2 | % | Infl 3 | % | Appraised | Alt | % | Spec | J | Fact | Use Value | Notes |
| 101 | One Family | | 5280 | Sq. Ft. | Site | | | 0 | 70. | 1.10 | 12 | | | | | | | | | 404,882 | | | | | | 404,900 | |

| | | | | | | | | |
|------------------|--------|----------|---------|-----|------------|----------|------------|--------------------|
| BUILDING PERMITS | | | | | | | | |
| Date | Number | Descrip | Amount | C/O | Last Visit | Fed Code | F. Descrip | Comment |
| 11/3/2014 | 1485 | Wood Dec | 40,000 | | | | | Repalce decking. |
| 1/25/2013 | 115 | Redo Bat | 9,000 | C | | | | |
| 1/17/2002 | 145 | Addition | 235,000 | O | | G4 | GR FY04 | PARTIAL DEMO-NEW A |
| 3/5/1999 | 110 | Porch | 6,000 | | | | | REPLACE PORCH |
| 8/20/1992 | 387 | Redo Kit | 14,000 | | | | | REMODEL KITCHEN |

| | | | | |
|----------------------|--------------------------------|-----|-----------|--|
| ACTIVITY INFORMATION | | | | |
| Date | Result | By | Name | |
| 10/23/2018 | Meas/Inspect | BS | Barbara S | |
| 5/17/2013 | Info Fm Prmt | EMK | Ellen K | |
| 3/24/2009 | Meas/Inspect | 189 | PATRIOT | |
| 11/5/1999 | Inspected | 264 | PATRIOT | |
| 10/7/1999 | Mailer Sent | | | |
| 10/7/1999 | Measured | 266 | PATRIOT | |
| 3/15/1993 | | PM | Peter M | |
| Sign: | VERIFICATION OF VISIT NOT DATA | | | |

